BILL GARRETT, Davidson County
Trans:T20140083544 DEEDWARR
Recvd: 11/05/14 11:03 2 pgs
Fees:13.00 Taxes:1429.35
20141105-0102195

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030358** PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $386,310.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2014 . Notary Public My Commission Expires: 11-22-2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie L. Cleavinger and Arthur R. Cleavinger 521 Garfield St Nashville TN 37208	Colonial National Mortgage 2626 West Freeway Fort Worth, TX 76102	Tax Parcel ID No. 081084C00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Butler and William Butler** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie L. Cleavinger and husband, Arthur R. Cleavinger,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1, together with the appurtenant interest in the common elements of Historical Row at Garfield, a horizontal property regime established by the Master Deed of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477, and as further amended in Instrument No. 20140911-0083398, Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same lands conveyed to Salem Garden, LLC by Decree for Redemption, recorded June 26, 2009, of record in Instrument No. 20090626-0059505, Register's Office for Davidson County, Tennessee. Reference is also made to a Warranty Deed from Brenda Lewis to Salem Garden, LLC, recorded July 25, 2005, of record in Instrument No. 20050725-0086078, a Warranty Deed from Linda Lewis to Salem Garden, LLC, recorded July 25, 2005, of record in Instrument No. 20050725-0086079l; and a Warranty Deed from Chester L. Blair to Salem Garden, LLC, recorded July 25, 2005, of record in Instrument No. 20050725-0086080, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to George E. Butler and William B. Butler by Quitclaim Deed from Salem Garden, LLC, dated March 12, 2013, recorded March 14, 2013 of record in Instrument No. 20130314-0025493, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from George E. Butler and William B. Butler, dated November 21, 2013, recorded March 14, 2013 of record in Instrument number 20130314-0025493, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,

covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SALEM GARDENS, as recorded in Instrument No. 20130322-0028504 and Surveyor's Certificate of Correction Final Plat recorded at Instrument No. 20131101-0113477, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20130827-0090493 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter recorded at Instrument No. 20131101-0113476.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HISTORICAL ROW AT GARFIELD Condominium of record in Instrument No. 20131101-0113550; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 521 Garfield St Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2014.

George Butler

William Butler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Butler and William Butler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018